

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE
BOARD OF ADJUSTMENT HELD IN THE COUNCIL CHAMBERS
APRIL 20, 2023**

Open Public Meeting Act & Roll Call

Mr. Mahoney called the meeting to order at 7:30 p.m. Mr. DeLine read the Sunshine Act Notice.

Mr. DeLine called the roll.

PRESENT: Mahoney
Bergmanson
Johnson
Krien
Scott
Payne
DeLine. Sec.

ABSENT: Berger
Seeman
Sprong

Adoption of Minutes of January 12, 2023

On motion by Mr. Bergmanson, seconded by Mr. Krien, the Minutes of the January 12, 2023 meeting were adopted, member Scott abstaining.

Application

**169 Forest Avenue
Mara & Adam Glick**

Chairman Mahoney called for the application. Mara Glick, owner of 169 Forest Ave was sworn in to testify and gave an overview of the application, where she was requesting a six-foot fence along Outlook Place, which would be a five-foot solid wood fence with a one-foot lattice fence above it. She was also requesting the construction of six-foot stone piers for a vehicle gate to be installed at the driveway. She noted the existing fence was 4'10" at the highest point of the fence. Ms. Glick referenced the planner memo and how the mature trees that were there in 2009 provided some screening, but they have grown since then and no longer do so. She went on to state her desire to keep the trees because of their aesthetics. Ms. Glick discussed the design elements of the fence.

Chair Mahoney asked about the legality of the existing fence. Mr. DeLine stated that he reviewed the building permits for the property and there were no records of a fence permit. Chair Mahoney asked about how the fence was aligned around the driveway and garage. A discussion on how the fence would go around the yard ensued.

Mr. Johnson asked for some clarification on the fence picket height and post height. Mr. Johnson discussed a previous application and shared his concerns about visibility and pedestrian safety and the impact of a solid wooden fence on that. Ms. Glick responded she had installed solar lights hanging on the trees, which provided light to the adjacent sidewalk. Ms. Glick talked about the benefits of her application relative to the strict adherence to the ordinance.

Discussion took place around the requirements of the pool enclosure requirements, and the applicability to the fence ordinance. Ms. Glick discussed some of the things they do to improve pool safety for occupants and visitors to the property.

Mr. Glick was sworn in to testify. He spoke out about the benefits of improving privacy for the public good. Mr. Johnson asked about the traffic patterns on Outlook Place. Mr. Glick says its highly traffic from pedestrians and because its one street over from Bay Ave, so most people walk up or down on Outlook Place, rather than Bay Ave. Mr. Scott asked about where in the yard the requirement to have a fence be four feet ended. Mr. DeLine described the location of setbacks to determine allowable fence height. Mr. Johnson shared his concerns on height fences, comparing it to the property across from Outlook Place.

A discussion between the applicant and the Board on reducing the overall fence height to a total of five feet, where the solid wood would be four feet high, and the lattice would be one foot high. Following the agreement to reduce the fence height, a motion to approve was made by Mr. Bergmanson, and was seconded by Mr. Krien. The Board unanimously approved the application subject to the following conditions:

1. The fence, vehicle gate, and gate piers shall have a maximum height of five feet, and the fence will be four feet of a solid wood fence and one foot of lattice.
2. The fence shall be installed on the subject property and not within the public-right of-way.
3. HPC review and approval is required for the installation of the vehicle gate piers.
4. The vehicle gate and arbors must be closed and locked at all times.
5. The lattice must provide at least 50% visibility.

Public Comment

Chair Mahoney called for public comment. No comments were made.

Adjournment

On motion by Mr. Krien, seconded by Mr. Mahoney, the meeting was adjourned.

Respectfully submitted,

Erik I DeLine, AICP / PP
Secretary